

MEMORANDUM

Special Item No. 1

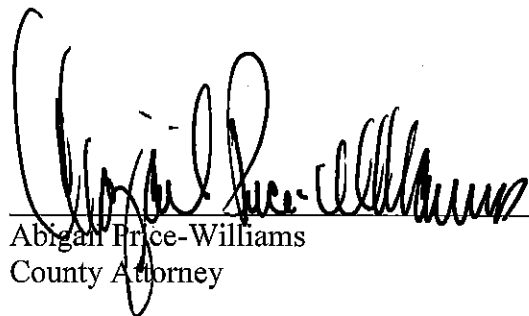
TO: Honorable Chairman Jean Monestime
and Members, West Perrine Community
Redevelopment Agency

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution of the Board of
Commissioners of the West
Perrine Community
Redevelopment Agency
approving the budget totaling
\$529,629.00 for Fiscal Year
2015-16 for the West Perrine
Community Redevelopment
Agency

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney

APW/cp

Memorandum



Date: March 8, 2016

To: Honorable Chairman Jean Monestime
and Members, West Perrine Community
Redevelopment Agency

From: Carlos A. Gimenez
Mayor

Subject: FY 2015-16 Budget for the West Perrine Community Redevelopment Agency

Recommendation

It is recommended that the Board of the West Perrine Community Redevelopment Agency (Agency) adopt the attached resolution approving the Agency's FY 2015-16 Budget for the West Perrine Community Redevelopment Area (Area). The Agency's Budget includes revenues and expenditures of \$525,629.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. R-598-12 granting the Agency redevelopment powers along with the power to appropriate and expend funds. The Board did not reserve the right to have final approval of the Agency's budget.

Scope of Agenda Item

The Area lies entirely within Commission District 9, represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's major revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida Statutes. For FY 2015-16, the Redevelopment Area will not receive any TIF revenues from the County due to the base year being higher than the 2015 Preliminary Roll.

The County will continue to make payments to the Agency, when applicable, based on each year's growth of ad valorem revenues over the base year through 2017 when the Agency will sunset. The Agency was only created for a term of ten years.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2015-16 Budget of \$525,629.

Background

On June 5, 2007, the Board approved the establishment of the Agency when it adopted the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79, which created the Trust Fund and appointed itself as the Agency Board pursuant to Resolution R-745-07.

The budget includes total revenues of \$525,629. The revenues consist of carryover (\$524,804) and interest (\$825). As previously noted, the Agency will not receive any TIF revenue from the County for this fiscal year.

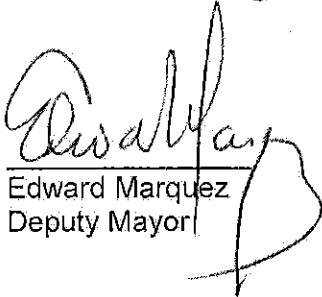
Administrative expenditures total \$44,000 and represent 20 percent of total expenditures.

The operating budget expenditures total \$220,175 and include:

- \$100,000 for improvements to Agency owned land;
- \$55,000 for commercial improvement grants;
- \$55,000 for residential improvement grants;
- \$10,000 for not-for-profit partner to administer grants; and
- \$175 for payment of a Special District fee to the State of Florida.

The budget also includes a reserve of \$261,454.

A narrative detailing the Agency's expenditures is attached.



Edward Marquez
Deputy Mayor

Mayor02616

3-8-16

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE WEST PERRINE COMMUNITY REDEVELOPMENT
AGENCY APPROVING THE BUDGET TOTALING
\$529,629.00 FOR FISCAL YEAR 2015-16 FOR THE WEST
PERRINE COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board of Commissioners of the West Perrine Community
Redevelopment Agency (the "Agency") desires to approve the annual budget for Fiscal Year
2015-16 for the West Perrine Community Redevelopment Area in the form attached hereto as
Attachment I; and

WHEREAS, this Agency desires to accomplish the purpose outlined in the
accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT
AGENCY, that:**

Section 1. The matters contained in the foregoing recitals are incorporated in this
Resolution by reference.

Section 2. This Agency approves the annual budget totaling \$529,629.00 for Fiscal
Year 2015-16 related to the West Perrine Community Redevelopment Area in substantially the
form attached hereto as Attachment I and incorporated herein by reference.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

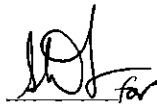
The Chairperson thereupon declared the resolution duly passed and adopted this 8th day
of March, 2016.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrance A. Smith

**West Perrine
Community Redevelopment Agency
FY 2015 - 2016 Proposed Budget**

Revenues

UMSA Tax Increment Revenue (TIR)
County Tax Increment Revenue (TIR)
Carryover from prior year
Recovered Liabilities
New Bonds Issues (net of Cap interest)
Interest earnings
Revenue Total

FY 13-14 Actual	FY 14-15 <u>Adopted</u> Budget	FY 14-15 Actual	FY 15-16 <u>Proposed</u> Budget
0	0	0	0
0	0	0	0
734,710	679,162	679,162	524,804
6,000		-	
1,308	1,000	1,087	825
742,018	680,162	680,249	525,629

Expenditures

Administrative Expenditures:

Employee salary and fringe
Contractual services
Insurance
Audits and studies
Printing and publishing
Clerk and Meeting Costs
Advertising, Notices and Mailings
Travel (includes Educational Seminars)
Rent/lease costs
Office equipment and furniture
Other Admin. Exps (Direct Cnty Support)

(A) Subtotal Admin Expenses

County Administrative Charge at 1.5%
County Reimbursement of Advances

(B) Subtotal County Charges

Operating Expenditures:

Employee salary and fringe
Contractual services
Insurance
Audits and studies (U.S. 1 & Other)
Project Mgt. Supplies
Marketing Contingency
Professional Services
Community Policing
Right of Way Enhancement
Land/building acquisitions/Appraisal
Infrastructure improvements
Debt service payments
Redevelopment grants - commercial
Redevelopment grants - residential
State Fee
Florida Redevelopment Association
Transfers out to others (attach list)
Debt Issuance Costs

(C) Subtotal Oper. Expenses

(D) Reserve

Expenditure Total (A+B+C+D)

-	100	-	
11	100	-	500
50,000	41,000	41,000	43,500
50,011	41,200	41,000	44,000
-	-	-	-
-	-	-	-
50,011	41,200	41,000	44,000

5,000	-	5,000	10,000
-	-	-	
-	-	-	
-	300,000	24,270	
-	-	-	100,000
-	-	-	
7,670	65,000	50,000	55,000
-		42,671	55,000
175	175	175	175
-	-	-	
-	-	-	
12,845	365,175	114,445	220,175
679,162	273,787	-	261,454
742,018	680,162	155,445	525,629

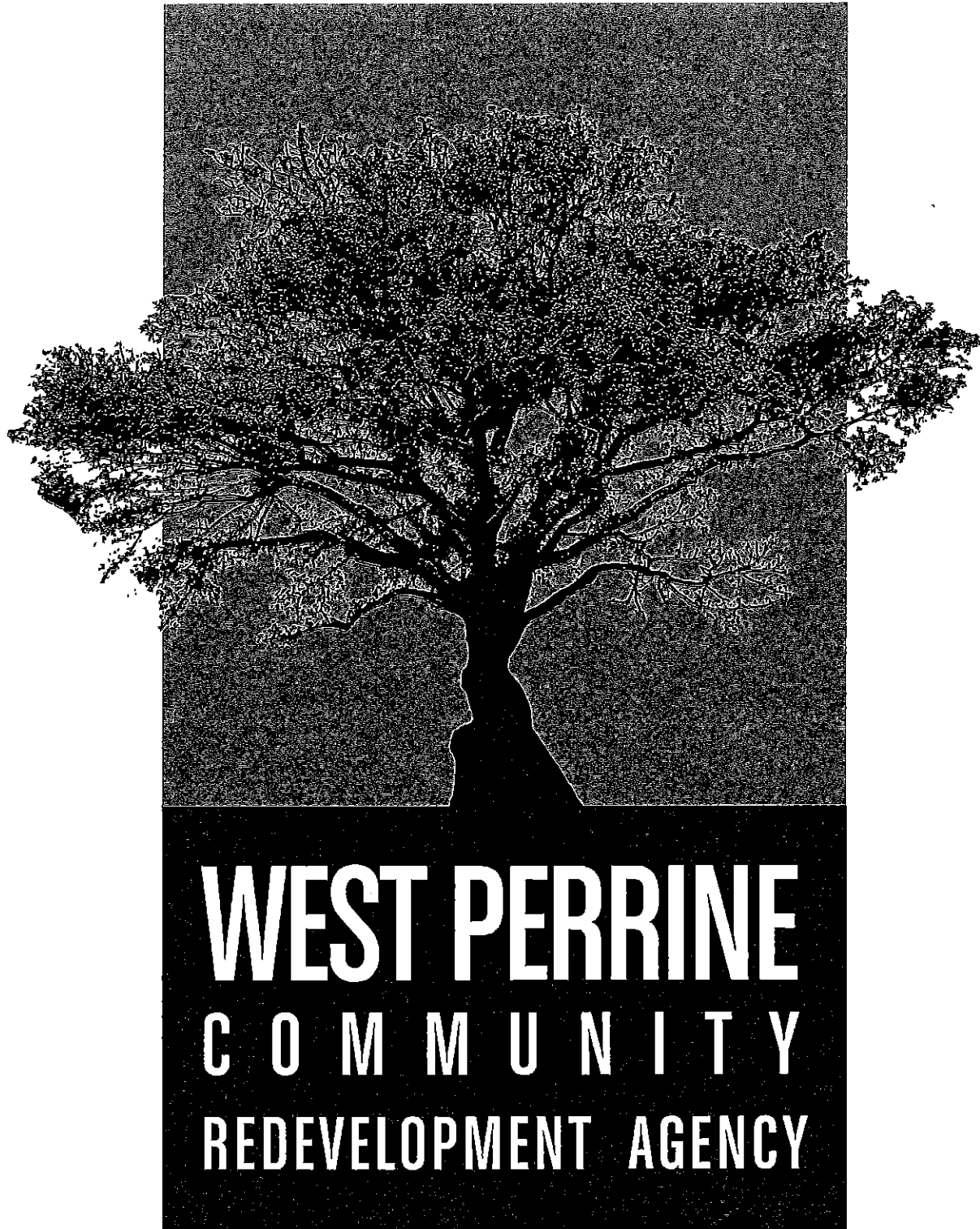
Cash Position (Rev-Exp)

-	-	524,804	-
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Projects:

Infrastructure Improvements
Residential Grant Program
Commercial Grant Program

FY 13-14 Actual	FY 14-15 <u>Adopted</u> Budget	FY 14-15 Actual	FY 14-15 <u>Proposed</u> Budget
-	300,000	24,270	100,000
7,670	65,000	50,000	55,000
-	-	42,671	55,000



PROPOSED FISCAL YEAR 2015-16 BUDGET

WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY

Proposed Fiscal Year 2015-16 Budget

Introduction

The West Perrine Community Redevelopment Agency (Agency) was created by the Board of County Commissioners (Board) on June 5, 2007, with the adoption of the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the Agency's Trust Fund, and appointed itself as the Agency's Board pursuant to Resolution No. 745-07. FY 2014-15 was the Agency's eighth year of operation.

The boundaries of the Agency are located in the southern area of Miami-Dade County and are described generally as bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9.

Tax Base Growth and Proposed Budget

The goals of the Agency continue to be the expansion of the property values within the Area and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance with the Plan. Based on the 2015 Preliminary Tax Roll from the Miami-Dade County Property Appraiser, the taxable value in the area is \$419,654,591, which represents a 3.5 (three and a half) percent increase from the 2014 Preliminary Roll. Overall, the Agency's taxable value has decreased approximately 2.5 (two and a half) percent (\$431 million to \$420 million), since the Agency's creation in 2007.

Proposed Budget for 2015-16

The Agency's proposed budget for FY 2015-16 is \$525,629 based on projections of cash balances at the end of FY 2014-15.

This Agency will not receive any TIF revenue this fiscal year as a result of the adjustment for the final 2013 tax roll and the fact that the base year is now higher than the current tax roll. Carryover funds total \$524,804 and projected interest earnings of \$825.

Administrative Expenses - \$44,000

1. Direct County Support (\$43,500)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.

2. Advertising and Notices (\$500)

Set aside for any advertising that may be required as a result of the Agency's activities.

Administrative expenditures total \$44,000 and represent 27 percent of total expenditures.

Operating Expenses - \$220,175

1. Membership and State Fee (\$175)

All community redevelopment agencies are required by the State of Florida to pay a Special District fee.

2. Contractual Services (\$10,000)

The Agency has entered into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

3. Commercial Redevelopment Grants (\$55,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

3. Redevelopment Grants Residential Programs (\$55,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. The Agency has priorly partnered with Rebuilding Together to provide repairs to homes in the area.

4. Infrastructure Improvements (\$100,000)

This allocation will be used to fund improvements to the Agency owned land.

Reserve \$261,454

The Agency is placing this revenue in reserve until such time as a redevelopment opportunity is identified. In previous years, the Agency was working with vacant property owners to purchase certain lots and issue a request for proposals in order to develop. The properties were not purchased as the parties did not reach agreement on the sale price.